



Yeovil Trade Park, 4 Merlin Rd, Yeovil BA20 2GZ

FOR SALE

Area: 5,948.00 sq ft (552.59 sq m) | Price: £712,000

LOCATION:

Yeovil is located on the south eastern boundary of Somerset, adjacent to the Dorset border, with good transport links with the A303 as well as the A30 and A37 that run through the town. There are two mainline railway stations with direct routes to London. In addition, the town is home to international aerospace leaders, Leonardo Helicopters and Yeovil District Hospital. The property is located on the Yeovil Trade Park adjacent to Leonardo just off Lysander Road on the Lynx West Estate. Other occupiers include Toolstation and Rock & Road Cycles.

KEY FEATURES:

- Modern trade counter unit
- Next to Toolstation
- Allocated car parking
- Established Trade Park
- Warehouse, trade counter and offices
- Good quality fit out inc goods mezz

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DESCRIPTION:

A modern end terrace trade counter industrial unit comprising self contained ground floor retail space with goods storage.
First floor offices.
Goods mezzanine.
Private car parking.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Warehouse	3,013.00	279.92
Office	2,185.00	202.99
Mezzanine	750.00	69.68
TOTAL	5,948.00 sq ft	552.59 sq m

TENURE:

EPC: C **VAT:** VAT is chargeable

LEGAL COSTS: Each party is responsible for their own legal costs. **RATES:** RV £26,750

CONTACT:



Chesters Harcourt
01935 415454
info@chestersharcourt.com

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